

**TRANSFER
TAX
PAID**

Doc # 2008009083
Book 9704 Page 0285

58-41

RELEASE DEED

Savings Bank of Maine, formerly known as **Gardiner Savings Institution, FSB**, a corporation organized under the laws of the United States of America with a place of business in Gardiner, County of Kennebec and State of Maine, for consideration paid, releases to **Joseph A. Cormier** and **Jody A. Cormier**, both of Fairfield (87 Davis Road), County of Somerset and State of Maine, as joint tenants, certain real property situated in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described as follows:

A certain lot or parcel of land, with any buildings thereon, situated in ~~Waterville~~, County of Kennebec, and State of Maine, bounded and described as follows:

Beginning in the westerly line of College Avenue at the point of intersection of said College Avenue and the southerly line of Abbott Street; thence in a westerly direction in and along the southerly line of said Abbott Street one hundred (100) feet to the northeast corner of land of Fred Staples; thence in a southerly direction in and along the property line of the said Fred Staples seventy-five (75) feet to the land of Lewis J. Rosenthal; thence in an easterly direction in an along the property line of said Lewis J. Rosenthal ninety (90) feet to the west side of College Avenue; thence in a northerly direction in and along the west side of College Avenue seventy-five (75) feet to the point of beginning.

SUBJECT, however, to the following covenants: All buildings on said land shall be placed and set back to less than fifteen (15) feet from the street's lines; provided that steps, windows, porticoes and other projections appurtenant thereto are to be allowed in said reserved space; and that any dwelling house built upon said premises shall cost not less than twenty-five hundred (\$2,500.00) dollars.

SUBJECT, however, to the following restrictions: Property not to be used for any type of veterinary clinic, veterinary hospital, or veterinary business until January 1, 2010.

Subject to all municipal liens and encumbrances, including but not limited to real property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

2 W Paulin
P.O. Box 8112
Winthrop, Me 04901

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For Grantor's source of title reference may be had to the mortgage deed of Panagiotis Kritikos and John P. Kritikos to the Grantor dated March 11, 2005 and recorded in the Kennebec Registry of Deeds in Vol. 8334, Page 282. The Grantor foreclosed said mortgage deed in an action commenced in the Superior Court for Kennebec County in the action docketed as Savings Bank of Maine vs. Kritikos et al., Docket No. RE-2007-71, and pursuant to an Order and Judgment of Foreclosure entered by the said Court. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action and in and to the above property pursuant to 14 M.R.S.A. § 6323.

For purposes of compliance with 14 M.R.S.A. § 6323(1):

Newspaper in which publication occurred: Central Maine Morning Sentinel.

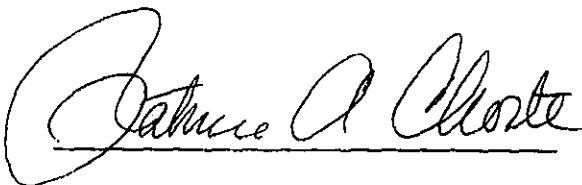
Dates of publication: February 3, 10, and 17, 2008.


Sale date: March 7, 2008. [If the public sale was continued from the date reflected in the notice of public sale as printed in such newspaper, such sale was continued in accordance with 14 M.R.S.A. § 6323(1)].

In witness whereof, Savings Bank of Maine has caused this instrument to be executed by David Foster, Its Senior Vice President duly authorized this 27th day of March, 2008.

Witness:

SAVINGS BANK OF MAINE f/k/a
GARDINER SAVINGS INSTITUTION, FSB



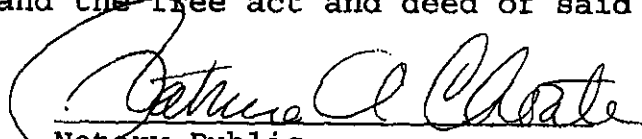
By: 
David Foster
Its Sr. Vice President
duly authorized

State of Maine
Kennebec, ss.

March 27, 2008

Personally appeared the above-named David Foster, Sr. Vice President of Savings Bank of Maine, and acknowledged the foregoing instrument by him signed to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,


Notary Public

PATRICIA A. CHOATE
Notary Public, Maine
My Commission Expires August 20, 2013

Received Kennebec SS.
04/22/2008 9:28AM
Pages 2 Attest:
BEVERLY JUSTIN-HATHENWAY
REGISTER OF DEEDS